

**Julian Community Planning Group**

Regular meeting  
January 12, 2009  
Final Minutes

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**DEPARTMENT OF PLANNING  
AND LAND USE**

**Meeting was called to order by Vice- Chairmen Barnes at 7:10 p.m.**

**1. Roll call of members:** Barnes ( p ), Birdsell ( p ), Bryan( p ), James ( e ), Moretti ( p ), Mushet ( e ), Redding ( p ) Shelper ( e ), Steadham ( p ), Verdugo ( p ), White ( p ).

Quorum was met

P- Present. E-Excused. U-Unexcused

**2. Review and approval of current agenda:** Item 7 A and 7 B were moved to this point of the meeting in order to seat new members and elect officers. All current officers agreed to retain their positions,( Shelper-Chairman, Barnes -Vice-chairman, Bryan – Secretary and Redding Chair of Land Use Subcommittee) for the 2009 term. Motion was made by Birdsell to approve the standing officers and White Seconded. Carried unanimous. Current Agenda was then approved with the modifications above. M/S/C ( Birdsell/Steadham).

**3. Review and approval of the minutes of the December 8, 2008 meeting:** M/S/C ( Redding, White) Abstained – Birdsell and Steadham

**4. Introduction of County Staff:** Stephanie Gaines, County Department of Land use and Planning.

**5. Opportunity for Public Comment (non-agenda items):** None

**6. Old Business;**

**A) Sunrise Power Link** – Appears the Southern Route is the chosen route.

**B) Multiple Species Conservation Program;** Monty Green was not available to report. Barnes voiced concern that the 2 maps in question don't represent all the land that is agriculture in the Julian area and that could pose a problem if not now in the future. JCPG suggested this item be placed on next months (February) agenda and have a county representative present (with maps) to confer with the group.

**7. New Business;**

**A) Seat new members:** Acknowledge reelection of Woody Barnes, Betty Birdsell, Vicky Bryan, Bob Redding and Peggy Steadham and welcome newly elected Bob Verdugo. Completed under Item 2.

**B) Elect a Chair, Vice Chair, Secretary, and Chair of the Land Use Subcommittee for 2009.** Completed under Item 2.

**C) Presentation by Pat Brown re: proposal to narrow the street right of way adjacent to the former Chevron property at the northwest corner of Main St. and Hwy 78/79:** This was a preliminary presentation from Brown ( Patrick Engineering & Surveying). Owner of mentioned property would like to move the walkway and bring in line with existing ones ( called a vacation) along Farmers and Washington St. and in addition build to the property lines as done historically in the past. JCPG expressed concerns over parking sites and traffic congestion by narrowing of the right of way. Verdugo made a motion to postpone any decision until we have more information on parking and traffic issues to be provided by Brown at the February meeting. Birdsell seconded. Roll vote – unanimous all yeas.

**D) Presentation by Kiki Harris re: possible grant applications for public projects in Julian under a potential public works economic stimulus program:** Harris was a no show.

**E) Presentation by Stephanie Gaines, County Department of Land Use and Planning regarding the LID (Limited Impact Development) program:** This was an information only item. Executive Summary- Stormwater issues have increasingly become a key consideration in land use planning and development over the last several years in SD County. The SD Regional Water Quality Control Board first approved San Diego's Municipal Stormwater Permit in 1990 and renewed the permit in 2001, which required all jurisdictions to develop and implement a stormwater program. On January 24, 2007, the Board adopted the revised Municipal Stormwater Permit. The revised permit contains standards and requirements which are intended to further reduce the pollution that enters local streams, creeks, bays, and beaches. SD County jurisdictions are mandated by the permit to regulate new and existing development and redevelopments (that add or increase impervious cover by 5,000 sq.ft.) to comply with stormwater requirements.

Gaines handed out booklets titled "Low Impact Development Handbook – Stormwater Management Strategies", "Low Impact Development Appendices – San Diego Considerations and LID Fact Sheets" and "Low Impact Development Literature Index". In addition a slide presentation was done titled "Watershed Planning and Low Impact Development (New requirements for Development Projects)" Items covered under that were 1) Watershed Planning – what is a watershed? 2) Permit and Permit requirements 3) Low Impact Development – Purpose and Definition- The Handbook- and Examples. All Handouts will be filed for future reference if needed.

## **8. Standing and Ad-Hoc Committee Reports:**

**A) General Plan Update:** Barnes made a well researched presentation addressing the weaknesses in the Draft General Plan Update pertaining to the Julian area.

After much discussion amongst the group a motion was made by Steadham to "Authorize Barnes to correspond on behalf of the JCPG in regards to the General Plan Update Draft." Seconded by White. Carried. Following are the key points he will be referring to in the correspondence;

- \* Section 3 page 12. Floor area ratios are not appropriate for the Julian Historic District Townsite.
- \* Section 4 pages 8 & 9/ Urge narrower minimum right of way widths on roads 2.2E, 2.2F, 2.3 B, 2.3 C. (Note the JCPG provided the County with detailed proposed road standards for the Julian region several years ago).
- \* Section 4 pages 24 item M.10.3. This section is appropriate for the Julian Historic District Townsite and should be retained for this area.
- \* Section 5 page 10 section 4.2. There needs to be some flexibility added to this section. Required is too rigid. Many drought tolerant plants have high oil contents and are quite flammable, yet it is desirable to have shade trees to reduce energy needs, and not wise to depend on a few species in case of disease.
- \* Section 5 page 19. Paragraph 3. Error in estimate of tons.
- \* Section 5 page 27. Probably should leave "designated" in.
- \* Section 6 page 10 last paragraph, last sentence. It is important to keep the option to use mobile/manufactured homes available.
- \* Section 6 page 11 housing affordability section. Encouraging farm worker housing is a small but important step in the difficult and complicated affordable housing issue.
- \* Section 10 Glossary
- \* Page 10.6 Change definition to : Agriculture use of land for the production of crops or the raising of livestock.
- \* Page 10.12 Change definition to : Cropland- Land used for the production of annual or perennial crops.
- \* Page 10.16 Change definition to : Farmland- An area on which plants and often livestock are raised. (For livelihood has nothing to do with whether it is farmland).
- \* Page 10.25 Open Space: Eliminate the first word. "Natural" does not fit the rest of the definition, E.G. river levees, agriculture lands.
- \* Page 10.28 Prime Farmland. A question? Why is it not prime if it has not been used for irrigated agriculture for four years?
- \* Page 10.32 Sewer capacity. Typo in capacity numbers.

General weakness of the Draft Plan:

- 1) Needs more emphasis on the importance of developing water resources, even though other agencies share responsibility. Conservation, while important, can not provide for the projected needs. The county needs to emphasize and support local and state wide needs for infrastructure improvements including underground and above ground storage, delta improvements, desalination and the treatment and reuse of the waste water from sewage systems. In groundwater dependent areas a mechanism for the

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purchase of development rights, or exchange of development rights with areas within the County Water Authority service area might help minimize future overdraft problems. Again recognizing that the answers are only partly within the county's control the power-electrical energy section needs enlarging and strengthening- Solar and wind are only a part of the solution. Solar doesn't work well at night, and winds are erratic. Geothermal is more reliable, but limited. If limiting the CO2 production is to be achieved nuclear must be part of the answer.

A General Plan that fails to fully address water and energy is shortsighted at best, and likely will lead to the long term failure to achieve the plans lofty visions and guiding principles.

**B) Land Use**

**1) Application for modification of ZAP 90-058W2 1836 Wild Lilac Trail – Knowles electrical generator within a 11'2"x14'9" enclosure surrounded by a concrete fence:** Redding made a motion to approve the application for modification of ZAP 90-058W2. Steadham seconded. Carried

**C) San Dieguito River Valley Park Citizens Advisory Committee- Jack Shelver.** No report

**9. County Correspondence and Chairs Report:** No report

**10. Items requiring action before next meeting (non-agenda items):** Moretti questioned whether letters sent out as represented by the JCPG should first be submitted for approval. Upon discussion, although technically all correspondence should be first approved, the group felt confidence in the current Chair that correspondence would be handled knowledgably and informative to the recipient without backlash to the JCPG.

**11. Submission of Planning Group Expenses for reimbursement:** None

**12. Adjournment:** Since there was no further business before the group, Barnes adjourned the meeting at 9:40 p.m. M/S/C ( Redding/Birdsell).

The next regular scheduled meeting will be February 9<sup>th</sup>, 2009  
Respectfully submitted by,

Vicky Bryan - Secretary